



City of Keller

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Legislation Text

File #: 24-332, **Version:** 1

To: Aaron Rector, Interim City Manager

From: Amber Washington, Planner I

Subject:

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Mindwell Therapy, in a 1,192 square-foot lease space, on approximately 5.55 acres, at the intersection of Bear Creek Parkway and Town Center Lane, legally described as Lot 7, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed 201 Town Center Lane, Ste. 1103. Katherine McCoy, Applicant. T Arthouse TX, LLC, Owner. (SUP-24-0016)

Background:

The Applicant requests a Specific Use Permit to operate a mental health therapy office in the Town Center zoning district. Prior to the March 5, 2024, City Council meeting, medical uses in Town Center were not permitted, even with an SUP. The TC use chart update now allows medical uses, including therapy offices, to be requested by SUP.

Mindwell Therapy has operated out of Southlake since 2021 and has established a clientele that exceeds the available space at that location. The Applicant states that Keller is a central location for many of Mindwell's clients and anticipates expanding the therapy team to a minimum of four therapists.

Site Design:

The therapy office will occupy an existing lease space (formerly Natural Skin Clinica) that is approximately 1,192 square feet. No interior structural modifications are expected at this time. The Applicant intends to enhance the space with new paint and other cosmetic updates.

Future Land Use Plan:

The property is designated Mixed-Use (MU) on the Future Land Use Plan (FLUP).

Surrounding FLUP Designations:

North: Mixed Use (MU), various retail

East: Parks and Open Space

South: Semi-Public, Town Hall

West: MU, Hampton Inn hotel, various retail

The property is zoned Town Center, as are all surrounding properties.

Hours of Operation:

8 a.m. to 8 p.m. Monday through Friday

8 a.m. to 1 p.m. Saturday

Summary:

Section 8.02 (F)(2) of the UDC states that when considering a SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Citizen Input:

On June 13, 2024, the City mailed out 9 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has not received any written feedback from the public for this request.

Planning and Zoning Commission Recommendation:

At the June 25, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.

Alternatives:

The City Council has the following options when considering a Specific Use Permit:

- Approve as submitted.
- Approve with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny.